

#32

**SEVENTH SUPPLEMENT**

**TO**

**RIVER FALLS UNIT NO. 19 – AIRPORT**

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

**ADDITION OF RIVER FALLS UNIT NO. 32 - AIRPORT**

This Seventh Supplement to River Falls Unit No. 19 – Airport, Declaration of Covenants, Conditions, and Restrictions is made on August 1, 2013, by John’s Way, L.L.P., a Texas limited liability partnership (“**Declarant**”), the mailing address of which is 4900 Goehmann Land, Fredericksburg, Texas 78624. The original River Falls Unit No. 19 – Airport, Declaration of Covenants, Conditions, and Restrictions is recorded at Clerk’s File number 2010006861 of the real property records of Randall County, Texas. Five subsequent supplements have been recorded in the real property records of Randall County, Texas. The original River Falls Unit No. 19 - Airport, Declaration of Covenants, Conditions, and Restrictions described above together with all subsequent supplements are sometimes collectively referred to in this instrument as the “**Airport Declarations**”.

**A. Supplement to Paragraph 3.12**

In addition to the Common Area described in the Airport Declarations, such term shall also include, without limitation the streets and/or *cul-de-sacs* shown on the Plat of River Falls Unit No. 32 – Airport.

**B. Supplement to Paragraph 3.29**

The following is a description of an additional tract of real property located in Randall County Texas, to be known as River Falls Unit No. 32 - Airport, and is intended to supplement the Property which has already been described in Paragraph 3.29 of the Airport Declarations. The additional tract, as it is described below, will be included in the future in the term “**Property**” as that term is used throughout the Airport Declarations.

**Property:** A 42.718 acre tract of unplatted land lying in Sections 83, 114, Block 2, A. B. & M. Survey, Randall County, Texas and being described by metes and bounds as follows:

Beginning at a ½ iron rod with 2 inch aluminum cap stamped “Gresham & Associates, Inc. PLS 1939” being the intersection of the east right-of-way of Johns Way Blvd. and the north right-of-way line of Montana Way as shown in River Falls



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**Dated: August 1, 2013**

Unit No. 27 as recorded in Clerk's File No. 2011010225, the **POINT OF COMMENCEMENT** of this tract;

Thence N 86°59'15" E, along the said North right-of-way line of Montana Way a distance of 1002.07 feet to a ½ inch X 24 inch rebar set with 2 inch aluminum cap stamped "Gresham & Associates, Inc. PLS 1939", the **POINT OF BEGINNING** of this tract;

Thence N 00°11'35" E, 1001.04 feet to a ½ inch X 24 inch rebar set with 2 inch aluminum cap stamped "Gresham & Associates, Inc. PLS 1939", on a curve whose center bears N 02°34'23" W, 380.00 feet;

Thence Southwesterly along said curve an arc distance of 18.67 feet to a ½ inch X 24 inch rebar set with 2 inch aluminum cap stamped "Gresham & Associates, Inc. PLS 1939", end of said curve;

Thence N 89°45'27" W, 980.18 feet to a ½ inch X 24 inch rebar set with 2 inch aluminum cap stamped "Gresham & Associates, Inc. PLS 1939", in the east right of way line of Johns Way Blvd;

Thence N 00°14'33" E, along the said East line of Johns Way Blvd, 80.00 feet to a ½ inch X 24 inch rebar set with 2 inch aluminum cap stamped "Gresham & Associates, Inc. PLS 1939",

Thence S 89°45'27" E, 980.18 feet to the beginning of a curve to the left whose center bears N 00°14'33" E, 300.00 feet;

Thence Northeasterly along said curve to the left an arc distance of 237.66 feet to a ½ inch X 24 inch rebar set with 2 inch aluminum cap stamped "Gresham & Associates, Inc. PLS 1939", end of said curve;

Thence N 44°51'10" E, 806.93 feet to a ½ inch X 24 inch rebar set with 2 inch aluminum cap stamped "Gresham & Associates, Inc. PLS 1939";

Thence S 45°08'50" E, 410.00 feet to a ½ inch X 24 inch rebar set with 2 inch aluminum cap stamped "Gresham & Associates, Inc. PLS 1939";

Thence N 44°51'10" E, 1085.29 feet to a ½ inch X 24 inch rebar set with 2 inch aluminum cap stamped "Gresham & Associates, Inc. PLS 1939";

Thence S 45°08'50" E, 100.00 feet to a ½ inch X 24 inch rebar set with 2 inch aluminum cap stamped "Gresham & Associates, Inc. PLS 1939";



Thence N 44°51'10" E, 198.00 feet to a ½ inch X 24 inch rebar set with 2 inch aluminum cap stamped "Gresham & Associates, Inc. PLS 1939";

Thence S 45°08'50" E, 330.00 feet to a ½ inch X 24 inch rebar set with 2 inch aluminum cap stamped "Gresham & Associates, Inc. PLS 1939" in the North right of way line of Montana Way;

Thence S 44°51'10" W, along the North right of way line of Montana Way 2777.17 feet to a ½ inch iron rod found with orange cap stamped "Gresham PLS 1939", the beginning of a curve to the right whose center bears N 45°08'50" W, 300.00 feet;

Thence Southwesterly along said curve to the right, same being the Northerly right of way line of Montana Way, an arc distance of 237.42 feet to a ½ inch iron rod found with orange cap stamped "Gresham PLS 1939", end of said curve;

Thence N 89°48'11" W, along the North right of way line of Montana Way 68.74 feet to a ½ inch iron rod found with orange cap stamped "Gresham PLS 1939";

Thence S 86°59'15" W, along the North right of way line of Montana Way, 27.59 feet to the **POINT OF BEGINNING** of the tract.

Said tract contains a computed area of 42.718 acres of land.

The Property described above is River Falls Unit No. 32 - Airport, a rural subdivision in Randall County, Texas, according to the Plat of River Falls Unit No. 232 - Airport recorded at Clerk's File No. 2013013760 in the real property records of Randall County, Texas. The term Property may include other tracts of real property contiguous to the Property that Declarant may, in the future, make subject to this Declaration.

### **C. Supplement to Paragraph 3.32**

The following is a description of additional Residential Lots located in River Falls Unit No. 32 – Airport, Randall County Texas, and is intended to supplement the description of Residential Lots already described in the Airport Declarations: Lots 1 through 15 (inclusive), Block 1, River Falls Unit No. 32 – Airport a rural subdivision in Randall County, Texas, Lot 1, Block 2, River Falls Unit No. 32 – Airport a rural subdivision in Randall County, Texas, and Lots 1 through 6 (inclusive), Block 3, River Falls Unit No. 32 – Airport a rural subdivision in Randall County, Texas.

Dated the 1st day of August, 2013.

DECLARANT:

John's Way, L.L.P., a Texas limited liability partnership

By: [Signature]  
Tully R. Currie, Partner

By: [Signature]  
John G. Currie, Partner, acting by Tully R. Currie, attorney-in-fact

APPROVED BY LIENHOLDER:

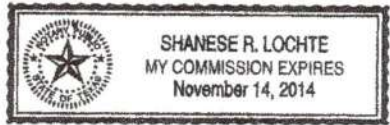
[Signature]  
Tully R. Currie

[Signature]  
John G. Currie, acting by Tully R. Currie, attorney-in-fact

THE STATE OF TEXAS

COUNTY OF Gillespie

This instrument was acknowledged before me on this the 15<sup>th</sup> day of August 2013, by Tully R. Currie, individually and as Partner on behalf of John's Way, L.L.P., a Texas limited liability partnership.

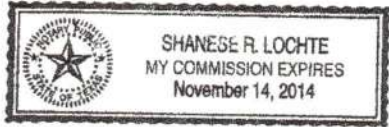


[Signature]  
Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF Gillespie

This instrument was acknowledged before me on this the 1<sup>st</sup> day of August 2013, by Tully R. Currie as attorney-in-fact on behalf of John G. Currie, individually and as Partner on behalf of John's Way, L.L.P., a Texas limited liability partnership.



Shanesse Lochte  
Notary Public, State of Texas

Prepared in the offices of: Ernest R. Finney, Jr. Peterson Farris Byrd & Parker P. O. Box 9620 Amarillo, Texas 79105-9620	Return to: Ernest R. Finney, Jr. Peterson Farris Byrd & Parker P. O. Box 9620 Amarillo, Texas 79105-9620
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**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2013014526  
08/02/2013 03:46 PM  
Fee: 36.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
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